



13

Planning Commission Continuance

TO: PLANNING COMMISSION / DESIGN REVIEW BOARD

FROM: STEPHANIE BUBENHEIM, PLANNER II *SB*
(480) 503-6721, STEPHANIE.BUBENHEIM@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: DECEMBER 4, 2019

SUBJECT: DR19-136, FLOWER CHILD

STRATEGIC INITIATIVE: Exceptional Built Environment

Approve two restaurant users within the San Tan Village area.

REQUEST

Approve the Findings of Fact and approve DR19-136, Flower Child: site plan, landscape, grading and drainage, elevations, floor plans, lighting, colors and materials for approximately 2 acres, generally located at the northwest corner of Santan Village Parkway and Williams Field Road, and zoned Regional Commercial (RC) with a Planned Area Development (PAD) overlay.

RECOMMENDED MOTION

Move to continue DR19-136, Flower Child to January 8, 2020.

APPLICANT

Company: Butler Design Group
 Name: David Reuterman
 Address: 5017 E. Washington St. Ste. 107
 Phoenix, AZ 85034
 Phone: 602-218-4829
 Email: Davidr@butlerdesigngroup.com

OWNER

Company: Santan Development Group Inc
 Name: Ty LeSueur
 Address: 3850 E. Baseline Road Ste. 114
 Mesa, AZ 85206
 Phone: 480-424-3400
 Email: ty@lesueurinvestments.com

BACKGROUND/DISCUSSION**History**

Date	Description
<i>October 8, 1996</i>	Town Council adopted Ordinance No. 998 (A96-8), annexing 290 acres, which included the subject site.
<i>January 25, 1999</i>	Town Council approved Z98-27 by adopting Ordinance No. 1142, rezoning approximately 523 acres from R-43 (Maricopa County Rural Residential) to PAD (Planned Area Development) with the underlying zoning designation of C-2 (General Commercial).
<i>November 16, 1999</i>	Town Council approved Ordinance No. 1230 by adding and rezoning 63 acres from R-43 (Maricopa County Rural) to C-2 with underlying PAD; adding new conditions; amending the development plan of Crossroads Center Planned Area Development.
<i>August 13, 2012</i>	Design Review Board approved DR-5-139-A, the addition of Parcels A, C, D and E, the addition of 2 new signs and minor modifications to 2 signs for Santan Village Master Sign Plan Amendment.
<i>March 30, 2015</i>	Design Review Board approved case DR15-25 for the Living Spaces, a home furnishing retail store (north of the subject site).
<i>March 27, 2017</i>	DA16-49 Santan Village Parkway North Arterial ROW Landscape was administratively approved for portions of Santan Village Parkway and Williams Field Road.
<i>June 7, 2017</i>	Planning Commission approved cases DR17-1010 and DR17-1015 for Firebirds, a restaurant (west of the subject site).
<i>November 6, 2019</i>	Planning Commission reviewed DR19-136 Flower Child as a study session item.

Overview

Flower Child and North Italia, two restaurant concepts, are proposed with a common shared space on 2 acres at the northwest corner of Santan Village Parkway and Williams Field Road within the San Tan Village area. The site is part of Parcel A as identified within the approved Gilbert Crossroads PAD under Ordinance No. 1230. Parcel A is 51.66 acres with the Living Spaces furniture store and the restaurant Firebirds currently developed on 10.24 acres.

The two restaurants will have a total of 10,949 sq. ft. of indoor space and 3,239 sq. ft. of outdoor patio dining space. Access to the site is provided by an existing right in/right out driveway along Williams Field Road and a new proposed right in/right out curb cut along Santan Village Parkway with a private internal drive that will connect to the other developments on Parcel A.

Staff is requesting this continuance to January 8, 2020 in order for the applicant to meet public notice requirements.

PUBLIC NOTIFICATION AND INPUT

A notice of public hearing was published in a newspaper of general circulation in the Town, an official notice was posted in all the required public places within the Town and neighborhood notice was provided per the requirements of the Land Development Code Article 5.205.

Staff has received no comment from the public.

STAFF RECOMMENDATION

Move to continue DR19-136, Flower Child to January 8, 2020.

Respectfully submitted,

Stephanie Bubenheim
Planner II

Attachments and Enclosures:

- 1) Notice of Public Hearing/Vicinity Map

Notice of Public Hearing

DR19-136 Flower Child
Attachment 1: Notice of Public Hearing/Vicinity Map
December 4, 2019

PLANNING COMMISSION DATE:

Wednesday, December 4, 2019* TIME: 6:00 PM

**LOCATION: Gilbert Municipal Center
Council Chambers
50 E. Civic Center Dr.
Gilbert, AZ 85296**

***Call Planning Division to verify date and time: (480) 503-6748**

* The application is available to the public for review at the Town of Gilbert Planning Division Monday - Thursday 7AM - 6PM. Staff reports are available prior to the meeting at www.gilbertaz.gov/departments/development-services/planning/planning-commission and www.gilbertdocs.com/gilbertagendaonline.

REQUESTED ACTION:

DR19-136 FLOWER CHILD: Site plan, landscaping, grading and drainage, elevations, floor plans, lighting, and colors and materials for approximately 2 acres, generally located on the northwest corner of San Tan Village Parkway and Williams Field Road, and zoned Regional Commercial with a Planned Area Development (PAD) overlay.

SITE LOCATION:



**APPLICANT: Butler Design Group
CONTACT: David Reuterman
ADDRESS: 5017 E, Washington St., Suite 107
Phoenix, AZ 85034**

**TELEPHONE: (602) 218-4829
E-MAIL: davidr@butlerdesigngroup.com**